



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD15-11
DATE: May 14, 2015
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Preliminary Plat for Cedar Lane Addition

APPLICANT: Cedar Lane, L.L.C.
LOCATION: East of 12th Avenue S.E. along East Cedar Lane Road
WARD: 7

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat for Cedar Lane Addition. This property is currently zoned R-1, Single Family Dwelling District; PUD, Planned Unit Development; and C-1, Local Commercial District, and rezoning will not be required.

Please join us for a Pre-Development discussion of this proposal on Thursday, May 28, 2015 from 6:00 p.m. until 6:30 p.m. The meeting will be held in the Multi-Purpose Room of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

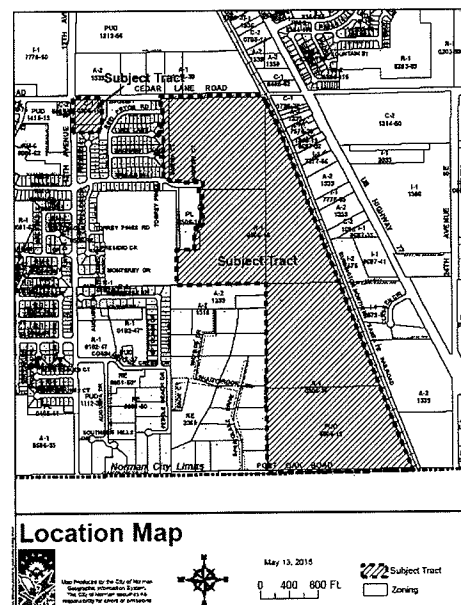
This applicant has filed a concurrent application for Planning Commission consideration of this project at their June 11, 2015 meeting.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Steve Rollins, (405) 509-0212 between 8:00 a.m. and 5:00 p.m. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





May 11, 2015

ATTN: Ms. Jane Hudson
Planning Department
City of Norman

RE: Proposed Development Description for Cedar Lane, located near 12th Ave. S.E. & Cedar Lane Rd

Dear Ms. Hudson,

The proposed development referenced above is a re-filing of the expired preliminary plat for Cedar Lane. The remaining development consists of 196.00 Ac of R-1 Single Family Residential and 4.55 acres of C-1 Commercial. Lots will be of similar size as the previously approved preliminary plat and is very close to the same layout. Sidewalks will be extended to provide pedestrian access within the development and along Cedar Lane Road and Post Oak Road. Landscaping and open spaces will be provided according to City of Norman regulations.

Feel free to contact this office with any questions or comments.

Respectfully,

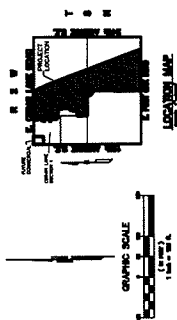
A handwritten signature in black ink, appearing to read 'Steve Rollins', with a stylized flourish at the end.

Steve Rollins, P.E.

Arc Engineering Consultants, L.L.C.

CEDAR LANE

A PART OF WHICH IS A PLANNED UNIT DEVELOPMENT)
A PART OF SECTION 16, T-6-N, E-2-W, 1-M.
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



THE RECORD

[illegible]

1. **CONSUMER PROPERTY** means information or material that is in the possession of a consumer and that is not in the possession of the producer, manufacturer, distributor, or retailer of the product, and that is not in the possession of the consumer at the time of purchase of the product.

SUBJECT PROPERTY
RESIDING 14750 ACRES
RESIDENTIAL LOTS 833
SMALL FAMILY 48 ACRES
PLD SMALL FAMILY LOTS 21
O-1 COMMONS 4.16 ACRES
O-1 COMMONS LOTS 1

100

SOCIAL BACKGROUND, PERSONAL HISTORY, CURRENT

DESIGN DEVELOPERS:
CEDAR LAKE, LLC
P.O. BOX 8106
MORRISAN, OK 73070

ENGINEER:
ARC ENGINEERING
CONSULTANTS, LLC
STEVE ROLLINS, P.E.
100 DEER CREEK ROAD

1 of 2

CEDAR LANE
12TH AVE. SE & CEDAR LANE RD.
KORVAK, CLEVELAND CO, OKLAHOMA
PRELIMINARY PLAT

ARC
ENGINEERING
CONSULTANTS
INC.
 10000 W. 10th Ave.
 Suite 100
 Denver, CO 80231
 Tel: 303.733.1100
 Fax: 303.733.1101

CEDAR LANE

(A PART OF WHICH IS A PLANNED UNIT DEVELOPMENT)
A PART OF SECTION 16, T-8-N, R-2-W, 14M.
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



THE

DO NOT WRITE IN THESE SPACES

concentrated phosphorylated carbohydrates in solution. The concentration of the solution may range from 10% to 20% w/v. The solution may be used for the preparation of films, coatings, or for the preparation of other products. The solution may be used for the preparation of other products. The solution may be used for the preparation of other products.

LAND PROPERTY
RECREATIONAL LOT: 17.50 ACRES
RECREATIONAL LOT: 533
SHALE FAMILY: 48 ACRES
SHALE FAMILY LOT: 31
COMMERCIAL: 4.15 ACRES
COMMERCIAL LOT: 1

GENERAL MANAGING MEMBERS: JAMES E. HENNINGSEN
 Mr. Henningesen is president of the National Association of Manufacturers, a position he has held since 1964. He is also president of the American Manufacturers' Association, a position he has held since 1964. He is a member of the Board of Directors of the U.S. Chamber of Commerce, a position he has held since 1964. He is also a member of the Board of Directors of the National Industrial Conference Board, a position he has held since 1964. He is a member of the Board of Directors of the National Association of Manufacturers, a position he has held since 1964. He is also a member of the Board of Directors of the American Manufacturers' Association, a position he has held since 1964. He is a member of the Board of Directors of the U.S. Chamber of Commerce, a position he has held since 1964. He is also a member of the Board of Directors of the National Industrial Conference Board, a position he has held since 1964.

OWNER/DEVELOPER:
CEDAR LAKE, LLC
P.O. BOX 8168
NORMAN, OK 73070

ENGINEER:
ARC ENGINEERING
CONSULTANTS, LLC
STEVE ROLLINS, P.E.
100 DEER CREEK ROAD
EDMOND, OK 73012

ARC
ENGINEERING
CONSULTANTS

ARC Engineering Consultants, LLC
2000 W. 10th Ave., Suite 100
Denver, CO 80202
Tel: 303.733.1000
Fax: 303.733.1001
www.arc-engineering.com

1244 AVE. 35 & CEDAR LANE RD.
KORVAK, CLEVELAND CO, OHIO 44024
POTOMAC PLAT

[illegible]

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